



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-2661
Type: Ordinance
Status: Passed
File created: 6/25/2021
In control: City Council
Final action: 7/21/2021
Title: Zoning Reclassification Map No. 7-H at 2934-2938 N Leavitt St - App No. 20768T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-H
Attachments: 1. O2021-2661 (V1).pdf, 2. O2021-2661.pdf

Date	Ver.	Action By	Action	Result
7/21/2021	1	City Council	Passed	Pass
7/20/2021	1	Committee on Zoning, Landmarks and Building Standards		
6/25/2021	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-2

Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-H in the area bounded by

a line 70.45 feet north of and parallel to West Oakdale Avenue; North Leavitt Street; West Oakdale Avenue; and the alley next west of and parallel to North Leavitt Street,

to those of an RS-3 Residential Single-Unit (Detached House) District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 2934-38 North Leavitt Street

17-13-0303-C (1) Narrative Zoning Analysis
2934-38 North Leavitt Avenue, Chicago, IL

Proposed Zoning: RS-3 Residential Single-Unit (Detached House) District

8,805 square feet

The Applicant is seeking to permit the renovation of the existing single-family home located at 2934 North Leavitt Avenue and to permit the construction of two (2) new two-story single-family homes on the vacant lots located at 2936 North Leavitt Avenue and 2938 North Leavitt Avenue. Each new home will measure 24 feet in height and will consist of frame construction with Hardie board siding and brick or/stone accents. A detached garage providing onsite parking for two (2) cars at each home will be located at the rear of each property.

(A) The Project's Floor Area Ratio:

- a. 2934 N. Leavitt:
- b. 2936 N. Leavitt:
- c. 2938 N. Leavitt:

1,954 sf / 2,555.625 sf (0.7646 FAR) 2,000 sf / 3,125 sf (0.64 FAR) 2,238 sf / 3,125 sf (0.7162 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):

- a. 2934 N. Leavitt: 2,555.625 sf/D.U.
- b. 2936 N. Leavitt: 3,125 sf/D.U.
- c. 2938 N. Leavitt: 3,125 sf/D.U.

(C) The amount of off-street parking: 2 vehicular garage parking spaces at each property

(D) Setbacks:

2934 N. Leavitt:

- i. Front Setback: 13 feet-10.8 inches (existing)
- ii. Rear Setback: 62 feet-9.84 inches (existing)
- iii. Side Setbacks:
 - North: 0 feet-0 inches (proposed)* South: 0.30 feet (existing)

2936 N. Leavitt

- i. Front Setback: 12 feet-0 inches
- ii. Rear Setback: 61 feet-0 inches
- iii. Side Setbacks: ,
 - North: 3 feet-0 inches South: 2 feet-0 inches

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c. 2938 N. Leavitt

- i. Front Setback: 12 feet-0 inches
- ii. Rear Setback: 56 feet-6 inches
- iii. Side Setbacks:
 - North: 3 feet-0 inches South: 2 feet-0 inches

(E) Building Height:

- a. 2934 N. Leavitt: 29 feet-5 inches

- b. 2936 N. Leavitt: 24 feet-0 inches
- c. 2938 N. Leavitt: 24 feet-0 inches

**2934 North Leavitt Avenue will require a Variation to reduce the north side setback to zero and the combined side setback.*

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